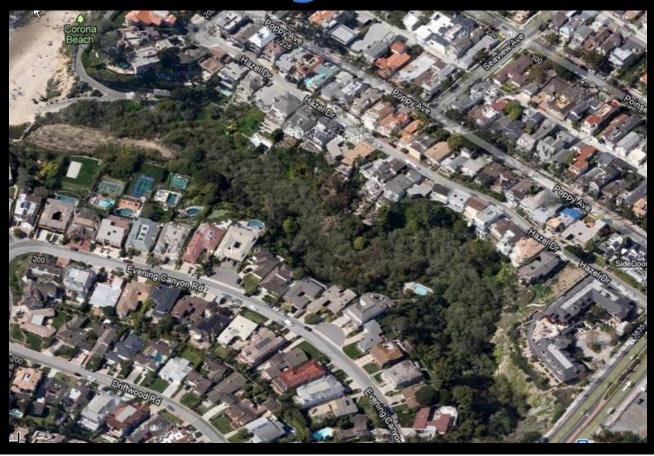
# Ou and Knight Residence



Planning Commission
Public Meeting
April 18, 2013
312 and 316 Hazel Drive

Staff Presentation Item No. 4e Knight and Ou Residences PA2013-044 and PA2013-043



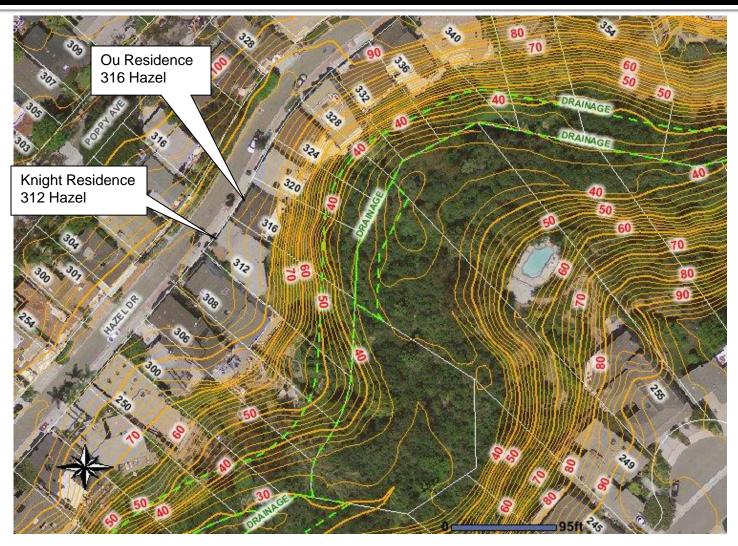
# **Buck Gully**





# **Buck Gully**





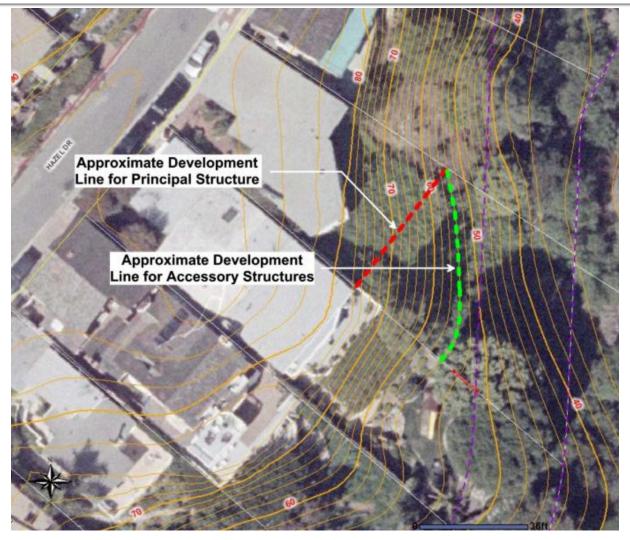
#### Knight - 312 Hazel Drive



- Existing 1,540 sf residence built in 1953
- City identified development limits per Interim Criteria in January 2008
- Building permit is issued in August 2009
- Building permit expires in January 2011
- February 2013, the City identifies development stringline limit per General Plan & CLUP policy
- Appeal filed

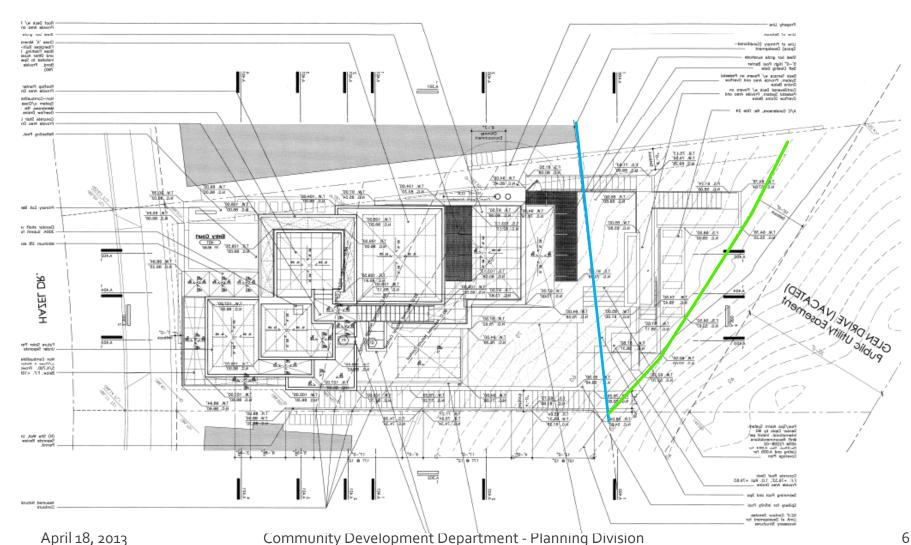
# Knight- 2008 Interim Criteria





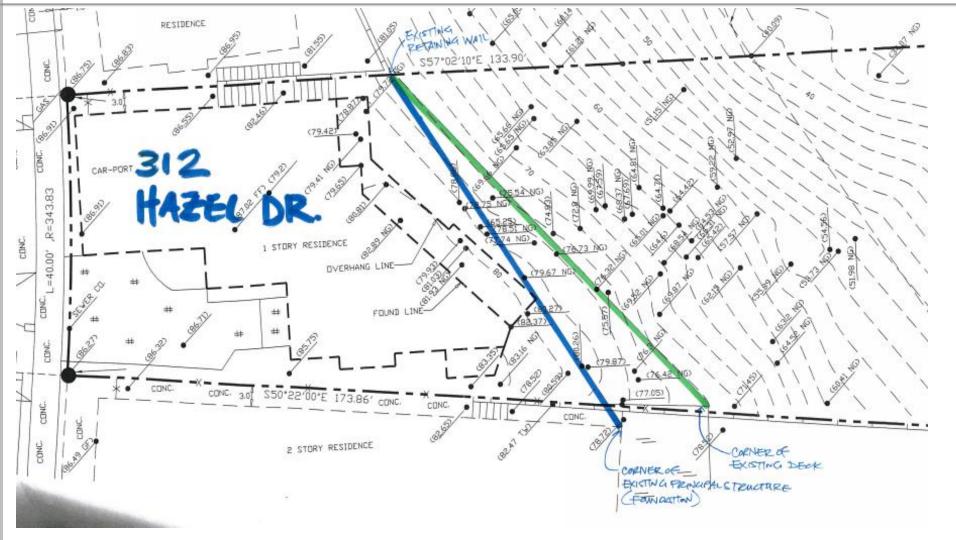
## Knight — 2009 site plan





# Stringline for 312 Hazel





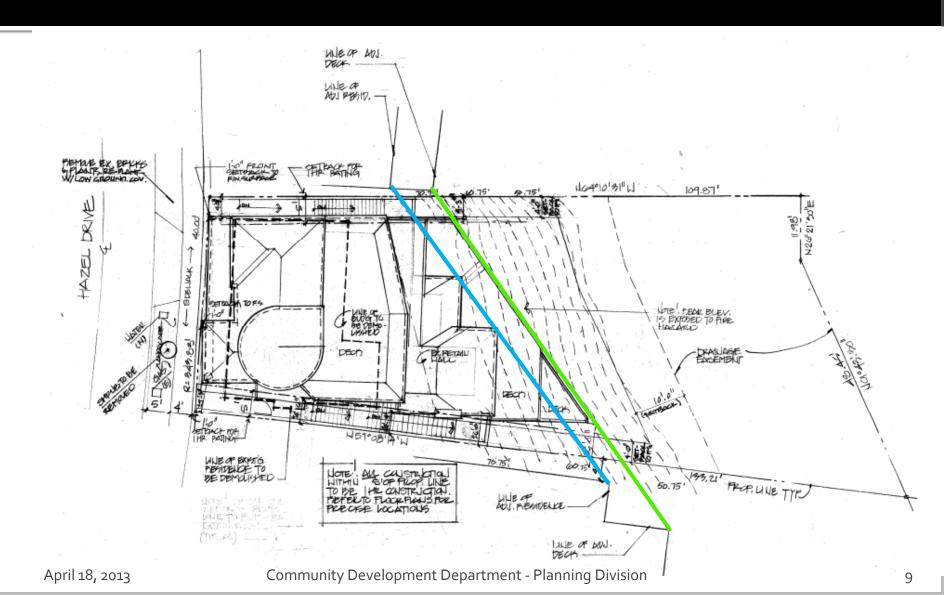
#### Ou - 316 Hazel Drive



- Existing 954 sf residence built in 1949
- Building permit is issued in May 2010
- Building permit canceled in January 2012
- February 2013, the City identifies development stringline limit per General Plan & CLUP policy
- Appeal filed

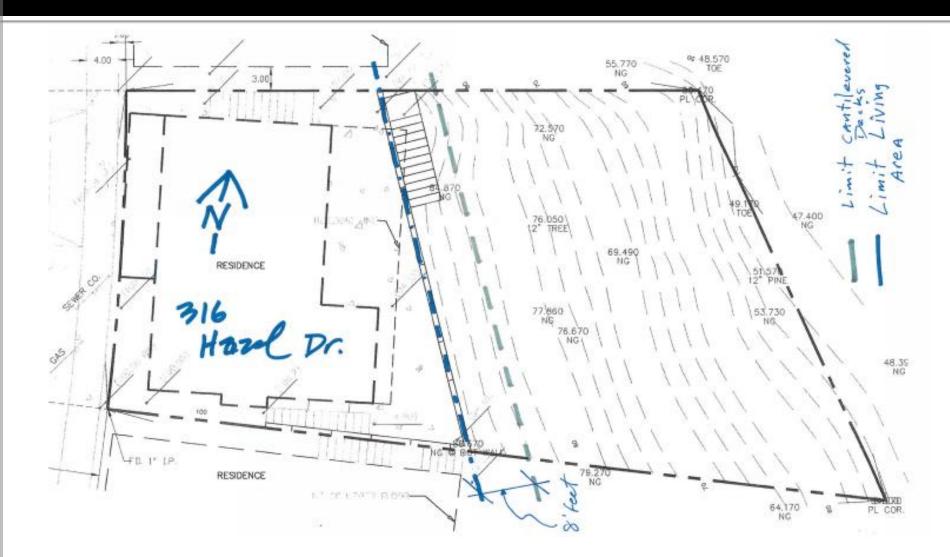
### Site Plan for 316 Hazel





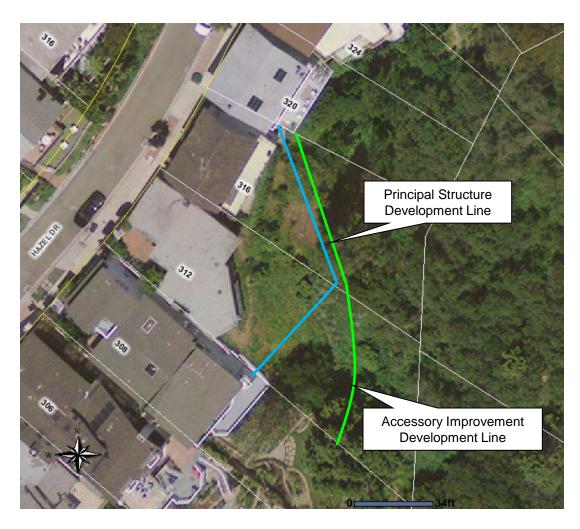
## Stringline for 316 Hazel





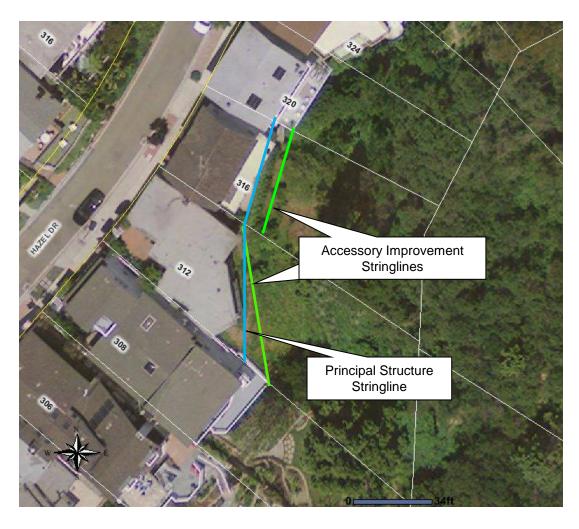
### **Previous Permits**





## February 2013 Stringlines





### Canyon Development



#### Goal

 Development respects natural landforms such as coastal bluffs (Natural Resources Element NR23)

#### Policies

- Preserve ... canyons ... and site buildings to minimize alteration of the site's natural topography and preserve the features as a visual resource (Natural Resources Element NR23.1)
- Design and site new development to minimize the removal of native vegetation, preserve rock outcroppings, and protect coastal resources. (Natural Resources Element NR23.7)

#### Canyon Development



Establish canyon development setbacks based on the predominant line of existing development for Buck Gully and Morning Canyon. Do not permit development to extend beyond the predominant line of existing development by establishing a development stringline where a line is drawn between nearest adjacent corners of existing structures on either side of the subject property. Establish development stringlines for principle structures and accessory improvements.

(Natural Resources Element NR23.6 & CLUP Policy 4.4.3-18)

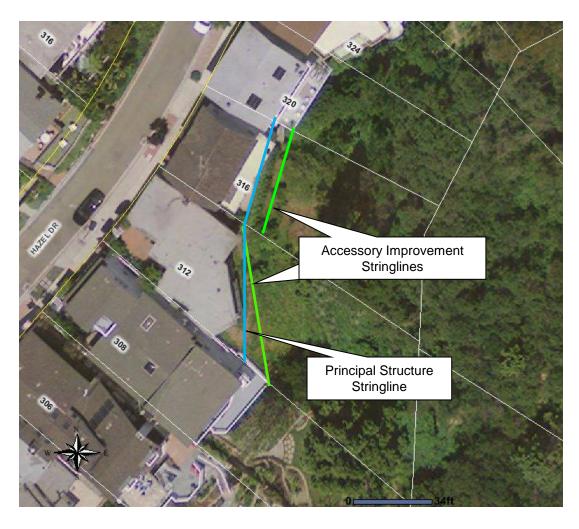
### Canyon Development



- No canyon development setbacks have been established using a predominate line of existing development
- Establishing setbacks is a legislative act assigned to the Local Coastal Program Implementation Plan (underway)
- Staff has been enforcing stringlines based upon adjacent development

## February 2013 Stringlines





#### Recommendation





#### **Alternatives**



- Accept original stringlines identified by staff
- Identify different stringlines consistent with General Plan & Coastal Land Use Plan
- Staff believes both appellants' suggested development limits are inconsistent with applicable canyon development policies



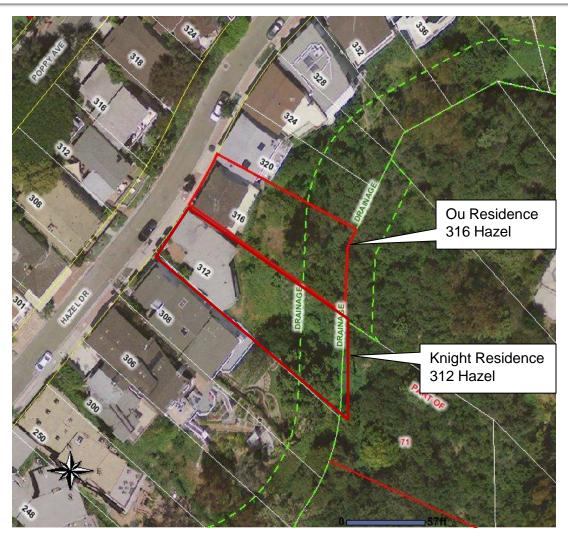
#### For more information contact:

Makana Nova, Assistant Planner 949-644-3249 mnova@newportbeachca.gov www.newportbeachca.gov



# **Location Map**





# **Buck Gully**























